

LINCOLN PLANNING BOARD

NOVEMBER 28, 2012

APPROVED

The regular meeting of the Planning Board was held on Wednesday, November 28, 2012, at the Lincoln Town Hall, 100 Old River Road, Lincoln, Rhode Island.

Chairman Olean called the meeting to order at 7:00 p.m. The following members were present: Gerald Olean, Kenneth Bostic, Jeffrey Delgrande, William Murphy, Michael Reilly, and John Hunt. Also in attendance were Town Planner Al Ranaldi, Town Engineer Laszlo Siegmund and Town Solicitor Anthony DeSisto. Russell Hervieux kept the minutes.

The following member was absent from this meeting: Timothy Griffin. Member Griffin called the Chairman and was excused.

Chairman Olean advised that six members were present; have quorum.

CONSENT AGENDA

Chairman Olean reminded members that the consent agenda has no zoning applications; one recorded decision and staff reports. A consent agenda is normally voted on in total unless a member

motions to remove an item.

Motion was made by member Reilly to accept the consent agenda as presented was seconded by member Bostic. Motion was approved by all members present.

MAJOR SUBDIVISION REVIEW

**a. Cara Drive Extension AP 17 Lot 95 Public Hearing – 7:00 PM
Verna Derderian Cara Drive Preliminary Plan
Discussion/Approval**

Chairman Olean called the Public Hearing to order at 7:02 pm. Roll call of the abutter's list was read by the recording secretary. There were four responses to the reading of the abutter's list. Chairman Olean called for any other abutter in the audience whose name was not read to be recognized. No responses were given.

Mr. Ranaldi stated that this application is before the Board for a preliminary plan discussion at the public hearing stage. The Board has until January 17, 2013 to make a decision on preliminary plan. The application represents two lots that are being subdivided into a total of five residential lots. The applicant is proposing to extend Cara Drive to accommodate these three new lots. The Board granted three subdivision waivers at master plan stage. The waivers are for the width of the road and two widths to depth ratios. The TRC has

reviewed this application and barring any unforeseen concerns brought out at the public hearing; recommend preliminary plan approval with conditions. The first condition is that before construction begins the applicant must post a \$20,000 cash remediation bond. The second condition is that the applicant must develop access easement language for the detention basin along with access for the Lincoln Water Commission for future water line installation.

Daniel Campbell, engineer for the applicant, made a brief presentation. Mr. Campbell stated that the subdivision consists of an extension of Cara Drive from the end of the existing cul-de-sac to a new cul-de-sac. The extension will service three new house lots. Cara Drive will have a new drainage system installed from the existing cul-de-sac to the end of the new extension draining into a new detention basin. There are three new house lots and two existing, reduced size, lots. The two existing reduced lots require a waiver for the lot depth to width ratio. The waiver for the subdivision road width is because the applicant is trying to match the existing road width. The plan calls for public sidewalks in accordance with subdivision regulations. There will also be two new street lights and the extension of public water and sewer. Member Delgrande asked if any maintenance would be required for the drain water detention basin. Mr. Campbell replied that general maintenance would be required such as mowing the grass and trimming landscaping. Typically a homeowners association or the property owner would be

responsible for maintenance. The Town also has an easement to access the basin if the maintenance is not being done or some repair is needed.

Chairman Olean now opened the meeting to comments from the public.

Keith Thibault of 4 Cara Drive asked about issues of water pressure in the neighborhood. Mr. Thibault wanted to know if that issue would be addressed with the new water lines going in as part of this project. Mr. Campbell replied that the applicant is just extending the existing line per the Lincoln Water Commission. This extension would include a stub at the end for future tie in. The Water Commission has not asked the applicant to do anything else to boost water pressure on that road. Mr. Thibault also asked if there is a possibility of this road being extended any further in the future. Mr. Campbell replied that the adjacent lot is owned by the Pawtucket Water District so an extension is unlikely.

Karen Cipriano of 1 Cara Drive asked about a clarification on the storm drain upgrade. Currently there is a lot of flooding issues with heavy rain. Mr. Campbell replied that the existing cul-de-sac will be removed and two new catch basins will be added at that location to catch the water coming down Cara Drive. That water will be carried down to the new detention basin. The new drainage system will be able to handle the flow of water unlike the present drainage system.

Robert Goodreau of 304 Reservoir Avenue asked about the amount of lots in the subdivision. Mr. Goodreau was under the understanding that six house lots were originally proposed. Mr. Campbell responded that the plan never called for six house lots. The plan calls for three new house lots along with the original two. Mr. Goodreau also asked if the detention basin would be fenced in. Mr. Campbell replied that the basin is proposed at 4 feet deep with no fencing. The basin is designed to be fully drained within 72 hours.

Motion was made by member Reilly to close the public hearing at 7:25 pm and seconded by member Delgrande. Motion was approved by all members present.

Chairman Olean asked Town Planner Al Ranaldi what the requirements are on fencing the detention basins. Mr. Ranaldi replied that the Town does not usually require fences unless the basin is very deep or has a steep slope. Member Delgrande inquired what the slope of the basin walls were. Town Engineer Laszlo Siegmund answered that the slope is approximately 3:1 which is not considered to be steep. The Town did not note any safety hazards requiring fencing with this basin.

Motion made by member Bostic to accept the TRC recommendations to approve preliminary plan with conditions was seconded by member Reilly. Motion was approved by all members present.

SECRETARY'S REPORT

The Board was given one set of minutes to review. The minutes are for October 24, 2012. The Town Planner Al Ranaldi stated that he has reviewed these minutes.

Motion made by member Bostic to dispense with the reading of the October 24, 2012 minutes and accept as presented was seconded by member Hunt. Motion was approved by all members present.

Motion made by member Reilly to adjourn and was seconded at 7:30 pm by member Delgrande. Motion was approved by all members present.

Respectfully submitted,

Russell Hervieux